

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

15 Darnley Drive, Templestowe Vic 3106

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,850,000 & \$2,000,000

### Median sale price

Median price \$1,776,000 Property Type House Suburb Templestowe

Period - From 01/10/2023 to 30/09/2024 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

|   | Address of comparable property   | Price       | Date of sale |
|---|----------------------------------|-------------|--------------|
| 1 | 6 Gloucester Ct TEMPLESTOWE 3106 | \$1,985,000 | 09/11/2024   |
| 2 | 7 Aloha Gdns TEMPLESTOWE 3106    | \$1,985,000 | 14/09/2024   |
| 3 | 6 Lalani Tce TEMPLESTOWE 3106    | \$1,850,000 | 19/08/2024   |

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

14/01/2025 12:57



**Property Type:** House

**Land Size:** 706 sqm approx

Agent Comments

## Comparable Properties



**6 Gloucester Ct TEMPLESTOWE 3106 (REI)**

Agent Comments



**Price:** \$1,985,000

**Method:** Auction Sale

**Date:** 09/11/2024

**Property Type:** House (Res)

**Land Size:** 864 sqm approx



**7 Aloha Gdns TEMPLESTOWE 3106 (REI/VG)**

Agent Comments



**Price:** \$1,985,000

**Method:** Auction Sale

**Date:** 14/09/2024

**Property Type:** House (Res)

**Land Size:** 1719 sqm approx



**6 Lalani Tce TEMPLESTOWE 3106 (REI/VG)**

Agent Comments



**Price:** \$1,850,000

**Method:** Private Sale

**Date:** 19/08/2024

**Property Type:** House

**Land Size:** 829 sqm approx

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